

\$639,900 - 156 Edith Place Nw, Calgary

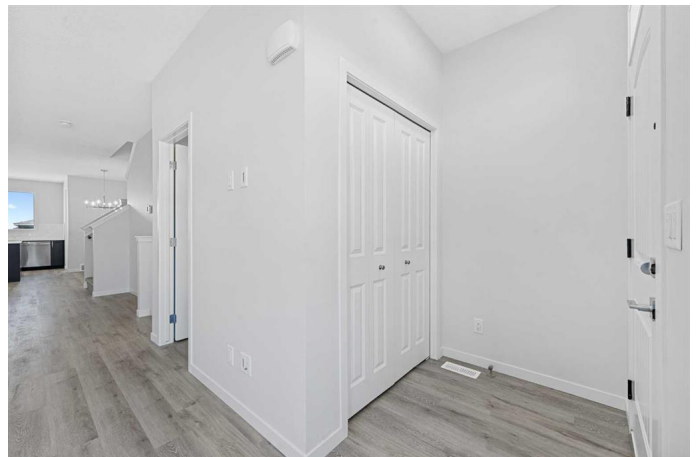
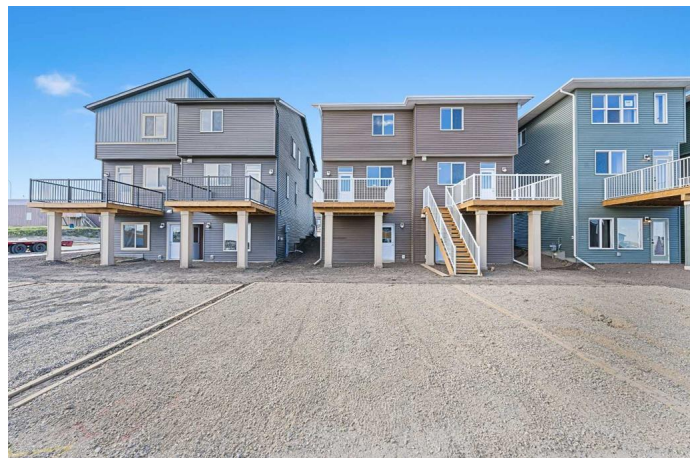
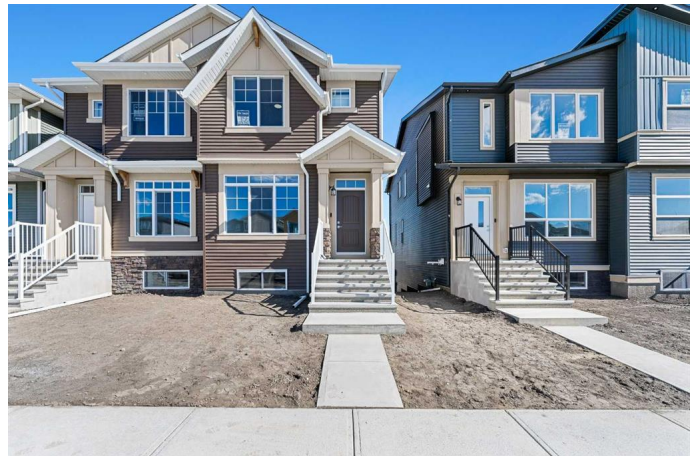
MLS® #A2196862

\$639,900

4 Bedroom, 4.00 Bathroom, 1,594 sqft
Residential on 0.05 Acres

Glacier Ridge, Calgary, Alberta

****Legal Basement Suite**** Brand New Home | 2024 Build | Walkout Basement | 3-Upper Bedrooms | 2.5-Bathrooms | Quartz Countertops | Stainless steel Appliances | Dual Tone Kitchen Cabinets | Open Floor Plan | High Ceilings | Ample Natural Light | Recessed Lighting | Upper Level Laundry | Separate Basement Entry | Separate Basement Laundry | West Facing Frontage | East Facing Backyard | Rear Parking Pad | Alley Access. Welcome to your beautiful brand new duplex in the growing community of Glacier Ridge! This spacious 2-storey home boasts 1594 SqFt throughout the main and upper levels with an additional 714 SqFt in the walkout basement ready to grow with your family's needs! Open the West facing front door to a foyer with closet storage and views of the beautiful open floor plan main level. The front living room is bright with natural light that fills the space. The open floor plan proves that this home is made for entertaining friends and family with ease! The designated dining area is great for a large dinner table to fit your whole family. The kitchen is outfitted with quartz countertops, stainless steel appliances, a crisp white backsplash and two toned cabinets. Off the kitchen is a pantry for dry goods storage. At the rear of the home a mudroom with closet storage that leads to the spacious back deck. The main level is complete with a 2pc bathroom. Upstairs holds 3 bedrooms, 2 bathrooms and your laundry! The grand primary bedroom is paired with a walk-in closet



and 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 are both spacious and share the main 4pc bath with a tub/shower combo. The upper level laundry is a home owner's dream as its located near the bedrooms! Downstairs, the walkout basement has a legal 1 bedroom basement suite with a private entry and stacked laundry area. The open floor plan, large windows, recessed lighting and colour pallet make this level bright and airy. The kitchen and rec room blend together allowing for both living and dining in this space. The bedroom is a great size and lastly is the 3pc bath with a walk-in shower. The walkout basement door leads to the backyard where you can spend your summers! The rear double parking pad has alley access and street parking is readily available too. Glacier Ridge is a beautiful new community with plans of a pump track, skating ribbon, walking paths, basketball courts, all ages playground, spray park, tennis court, ice rink, patio spaces, firepit and toboggan hill. Plus the indoor facilities in the area are to include a gymnasium, rentable rooms for programs, activities and where residents can host private events, banquet space, seating and gathering areas! Hurry and book your showing at your beautiful brand new home today!

Built in 2024

Essential Information

MLS® #	A2196862
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,594
Acres	0.05
Year Built	2024

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	156 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E2

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R-G

HOA Fees 400
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Crown

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